



RESERVOIR COURT

A UNIQUE RESIDENTIAL
DEVELOPMENT IN A CHARMING
WEST YORKSHIRE VILLAGE

Overview	03
Introduction	04
The Investment Case	06
The Regional Economy	08
Harrogate and Bradford	12
Calverley Village	14
Education	16
A Strategic Location	18
The Development	20
The Apartments	26
A Choice of Layouts	32
• Apartment 02	34
• Apartment 04	35
• Apartment 05	36
• Apartment 06	37
• Apartment 07	38
• Apartment 08	39
• Apartment 09	40
• Apartment 10	41
• Apartment 11	42
• Apartment 12	43
• Apartment 14	44
• Apartment 15	45
• Apartment 16	46
• Apartment 17	47
• Apartment 18	48
• Apartment 19	49
General Specifications	50
Investment Details	52
Summary	55



OVERVIEW

- A spectacular development with distinctive architecture
- 16 top-quality apartments
- Set in the highly sought after village of Calverley
- Located between Leeds and Harrogate
- An ideal commuter-belt location with great transport links
- Modern facilities with an excellent specification
- Energy efficient and newly refurbished
- Special investor discounts available
- All deposits fully protected

CARR HILL RISE | CALVERLEY | LEEDS | LS28 5GP



INTRODUCTION

Located between the economic powerhouse of Leeds and the popular spa town of Harrogate, Reservoir Court sits within the small Yorkshire village of Calverley, nestled in picturesque countryside.

The property owes its name to the fact that it was created through the redevelopment of a former reservoir building – a project that created 18 top-quality apartments of varying designs. That original conversion project took place 15 years ago, but now the units are being refurbished on a rolling basis, ready to be offered for sale exclusively to investors. Two have already been sold but further units will be released as the retrofit works are completed.



Providing an ideal base for commuters, the property has enjoyed an excellent record of occupancy. However, the ongoing refurbishment is intended to further enhance investors' rental incomes. That will be achieved by improving the specification and heightening its appeal to high-earning tenants who value its excellent location and distinctive architecture.



FEATURES AT A GLANCE

Quick and easy access to city centres and to beautiful countryside

Refurbished to the latest standards for quality and energy efficiency

One- and two-bedroom apartments available

Units of various sizes and specifications

All apartments include secure underground car parking

PRICES RANGE BETWEEN
£200,000 and £250,000



**RESERVOIR
COURT**



THE INVESTMENT CASE:

WHY LEEDS?

Reservoir Court lies only 10.5km (6.5 miles) from the centre of Leeds, where growth in employment and the local population has driven rental demand ever higher. Thanks to its fast-expanding economy and a highly rewarding residential property market, Leeds has become one of the most popular investment destinations in Britain.

LEEDS CITY COUNCIL WRITES:

"Leeds is the UK's fastest growing city and the main driver of a city region with a £64.6 billion economy. It has a combined population of 3 million and a workforce of 1.37 million. Over the next ten years, the economy is forecast to grow by +21%, with financial and business services set to generate over half of GVA growth over that period."

This expected growth has profound implications for investors. In Leeds, as in most parts of the UK, demand for good quality rental property far exceeds the available supply, and that in turn has tended to support rising rental and capital values.

But given the city's long record of growth, further job-creation is likely to make that imbalance especially pronounced, driving up prices and creating ideal conditions for steadily improving returns.

PROPERTY MARKET DATA - LEEDS

Annual capital growth (Leeds)	+2.63% ¹
Annual rental growth (Leeds)	+14.8% ²
Average yield (regional)	6.9% ²
Average yields (local)	6.5% to 9.3% by outcode ³

Sources:

1. Land Registry, September 2024 (12 months to June 2024)
2. Rightmove Rental Trends Tracker, Q2 2024
3. Propertydata, September 2024 (central outcodes, LS1 to LS3)

THE REGIONAL ECONOMY

Economic growth in Leeds has been driven at least in part by massive inward investment. Leeds City Council notes that:

“More than £3.9 billion has been invested in large scale development projects over the last decade and there is a further £7.3 billion worth of development under construction and in the pipeline.”

Leeds contributes 40% of the total value of West Yorkshire's £70 billion economy. The city itself has seen economic growth of more than +30% in the last ten years alone and, over the same period, it has launched over £4 billion of large-scale development projects.

“Leeds is a city with national impact, global reach, and great cultural vibrancy. Following over a decade of locally-led regeneration, there is incredible momentum in our city and an active development pipeline exceeding £7 billion, giving us a unique opportunity to grow further, faster.”

LEEDS CITY COUNCIL LEADER,
CLLR JAMES LEWIS



Importantly, much of this growth has been led by high-value sectors that tend to support growth in better paid jobs – an important consideration for investors with properties aimed at higher-paying professional tenants.

In March 2024, the UK Government reported that Leeds was “the largest centre for finance and professional services outside London and the second city in the UK for start-up businesses.” It added that the city had seen “the biggest jobs growth in knowledge-intensive businesses of all UK cities since 2010.”

GROWTH SECTORS

Within Leeds, financial and business services account for approximately 38% of total economic output. Major employers in the city include the Bank of England, Direct Line, the Financial Conduct Authority (FCA), First Direct, JP Morgan, the UK Infrastructure Bank (UKIB) and Yorkshire Bank, amongst others.

However, the city and its surrounds are also home to numerous other high-value sectors including broadcasting, digital industries, telecoms and higher education.

Education is an especially important sector in the region. Leeds is home to over 76,000 students and six reputable universities: the University of Leeds, Leeds Beckett University, Leeds Trinity University, Leeds Arts University, the University of Law and Leeds Conservatoire. In addition, Leeds Teaching Hospitals Trust, one of the largest NHS trusts in the country, provides training for hundreds of doctors and nursing staff every year.

Another key driver of economic growth is healthcare. The City Region supports 22% of all the digital health technology jobs in the UK, and it hosts the headquarters of both NHS England and the Department of Health and Social Care.

This all serves to show that Leeds is not merely generating new jobs; it is producing growth in higher-value jobs. Over time, this should boost local people's real-terms earnings and support their aspirations to choose better-equipped and better-located homes.

“Economic growth in Leeds is forecast to outpace the rest of Yorkshire and the Humber between 2024 and 2027, according to EY's latest Regional Economic Forecast... By 2027, GVA in Leeds' local economy is expected to be more than £1.8bn larger than in 2023.”

INSIDER MEDIA, MARCH 2024

LEEDS – AN OVERVIEW

Location	West Yorkshire
Population	780,000
Population growth projection	+150,000 by 2033
Economic growth projection	+21% by 2030
Employment growth target	+6.5% by 2030

GROWTH SECTORS

Advanced manufacturing	Financial and business services
Bio-tech	Healthcare
Digital industries	Leisure and hospitality
Education	Retail
Food and agriculture	Telecommunications



HARROGATE AND BRADFORD

The appeal of Reservoir Court does not rest solely on its proximity to Leeds. The development is certainly very conveniently situated for tenants with jobs in the city, but it's equally well positioned for those wishing to travel to other neighbouring centres such as Harrogate and Bradford.

HARROGATE

21km (13 miles) to the northeast of Calverley lies the beautiful and historic spa town of Harrogate. Despite its association with heritage and tourism, its economy is modern, diverse and robust. Local employment is supported not only by numerous hospitality businesses but also by sectors including healthcare, manufacturing, agriculture and retail. Notably, the town is also home to the Harrogate International Centre, one of the largest conference facilities in Europe.

A relatively small community, Harrogate has a population of approximately 163,000, but this has risen by over +3% since the 2011 Census. With housing supply at a premium, house prices in the surrounding districts have risen steadily; in the 12 months to July 2024, average values rose by an inflation-beating +3.2%.



BRADFORD

Lying less than 5.5km (4 miles) west of Calverley, Bradford is an important part of the regional economy. Its Metropolitan Borough Council notes that the city economy is worth £11.6 billion, making it the tenth largest in England. It is also the fifth largest local authority in England and its population has been growing steadily. ONS reports that between the Censuses of 2011 and 2021, its population expanded from 522,500 to 546,400 – a rate of +4.6%.

Such an increase has inevitably put pressure on an already under-supplied housing market and, accordingly, rental and capital values have risen significantly in recent years.

PROPERTY MARKET DATA - BRADFORD

Annual capital growth	+7.42% ¹
Annual rental growth	+8.2% ²
Average yield (regional)	6.9% ³

Sources:
1. Land Registry, September 2024 (12 months to June 2024)
2. ONS, August 2024 (12 months to July 2024)
3 Propertydata, September 2024 (central outcodes, LS1 to LS3)

CALVERLEY
VILLAGE

The picturesque village of Calverley appeals to tenants on many fronts. First, of course, it makes an excellent base for commuters with jobs in the fast-growing cities nearby. It boasts excellent connectivity to Leeds and Bradford, yet the village itself has a distinctively rural air.

Importantly, while many big city attractions are within easy reach, the village itself is self-contained, boasting a wealth of local amenities. These include schools for all age groups, an excellent range of shops, a large leafy park and a wide array of cafes, bars and restaurants.

The traditional countryside ambiance is complemented by a choice of good pubs, two local golf courses and the Grade 1 listed Calverley Old Hall – a 14th Century manor house newly restored by the Landmark Trust.

Superb convenience, award-winning hosteleries, beautiful countryside and excellent views all help to make Calverley one of the most exclusive suburbs of the city of Leeds.



LOCAL AMENITIES - DISTANCES

Nearest bus stop	340m
Calverley Victoria Park	400m
Village cricket club	560m
Convenience store	570m
The Little Coffee House	690m
The New Inn (pub)	730m
The Thornhill (pub)	770m
Calverley Old Hall	800m
Town Wells Park & Garden	940m
Nearest supermarket (Sainsbury's)	1.2km
The Railway Inn	2.0km



EDUCATION

Calverley is well served for educational facilities. The esteemed independent schools, Bronte House and Woodhouse Grove, both rated ‘Excellent’ by the Independent Schools Inspectorate, are just a short drive away. Bradford Grammar School is also easily accessible, along with Benton Park and Horsforth School.

Additional nearby private schools include Fullneck and Froebelian. The village is served by two local primary schools: Calverley Church of England and Calverley Parkside. With school buses running through the village, this location is ideally suited for families.

NEARBY EDUCATIONAL INSTITUTIONS

Calverley Parkside Primary School	640m
Calverley C.E. Primary School	1.1km
Woodhouse Grove Ind. School	1.7km
Co-Op Academy Priesthorpe	1.8km
Hanson Academy Secondary School	3.2km
Pudsey Grammar School	3.5km
Leeds Trinity University	4.2km
Forster College	4.8km
Swallow Hill Community College	6.7km

A STRATEGIC LOCATION

Despite its rural atmosphere, Calverley is well served by road and rail.

Leeds and Bradford are both within easy commuting range. The centre of Leeds lies just 10.5km (6.5 miles) away, while central Bradford is closer still at 5.2km (3.2 miles).

Importantly, several other large towns and cities are also within easy travelling distance.

REGIONAL DESTINATIONS

Leeds Bradford Airport	5km
Halifax	16km
Huddersfield	20km
Wakefield	20km
Harrogate	21km
York	42km
Manchester	52km



PUBLIC TRANSPORT

The primary mode of public transport is by bus, with routes running as frequently as every 5 minutes. Apperley Bridge and New Pudsey Railway Stations are also nearby, providing direct connections to Leeds and Manchester, and they have ample parking facilities, making it highly convenient for commuters.

Apperley Bridge Railway Station	2km
New Pudsey Railway Station	2.5km
Kirkstall Forge Railway Station	4.5km
Horsforth Railway Station	5km

London's Kings Cross is accessible in approximately 2 hours and 16 minutes via a direct train from Horsforth.

THE DEVELOPMENT

Reservoir Court is a unique and distinguished development, created as a result of the conversion and regeneration of a former service reservoir building. With its distinctive style and tranquil setting, it offers an exceptional living experience in one of Calverley's most sought-after locations.

Despite a wholesale remodelling of its interior, its design draws inspiration from its original architecture. It features large openings and traditional stonework that blend seamlessly with the surrounding countryside.

The property sits within its own grounds, which feature large lawns and trees lining the periphery. Central to the development is a spacious paved courtyard, which provides a serene and communal space for residents.





Newly renovated

18 luxurious apartments

A mix of one- and two-bedroom units

Shared grounds and an internal atrium

Secure underground parking for all residents

Either one or two parking spaces per unit

Visitor parking to the front of the property

Car park features staircase and lift to atrium







THE APARTMENTS

Reservoir Court has been designed and renovated with the specific intention of appealing to a growing market of discerning, higher-earning tenants. Accordingly, the individual apartments are extremely well equipped, tastefully decorated and laid out to make optimum use of light and space.

Moreover, since sustainability and energy efficiency are now key requirements among energy-conscious tenants, all the units make extensive use of energy-efficient glazing, insulation, lighting and appliances.

The same attention to detail is evident in the choice of materials, colour palette, fixtures and fittings.



FEATURES AT A GLANCE

- Modern, elegant and comfortable
- Apartments accessible via the internal atrium
- Secure access to car park
- Code-controlled access stairs/lift to atrium
- Compliant with all quality and safety standards
- Energy efficient – all units achieving EPC band C or better





A CHOICE OF LAYOUTS

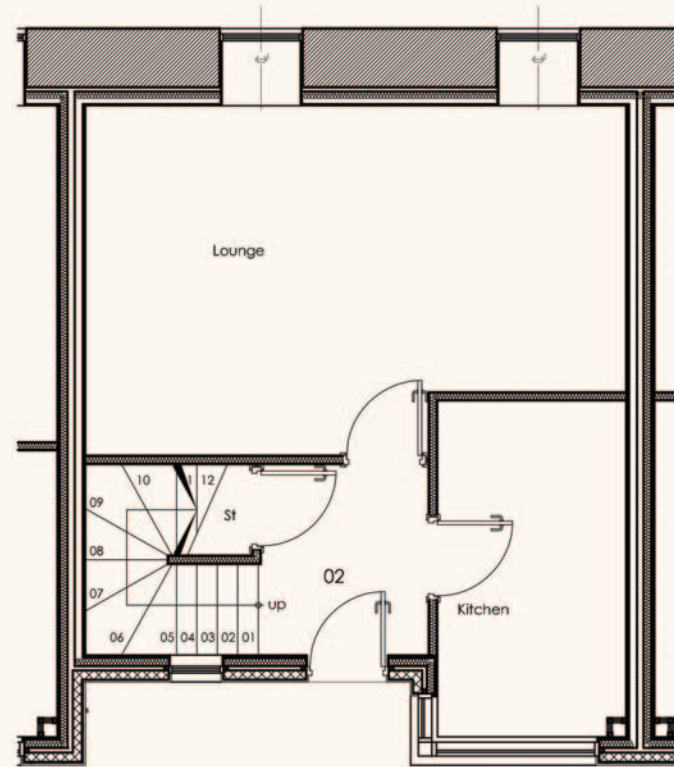
The apartments come in various sizes and configurations, with internal specifications tailored to each. Regardless of size, all designs make optimal use of light and space.

Apartments 1 and 3 have already been sold. The remaining 16 units are being sold as each is completed, but investors are invited to reserve apartments in advance.

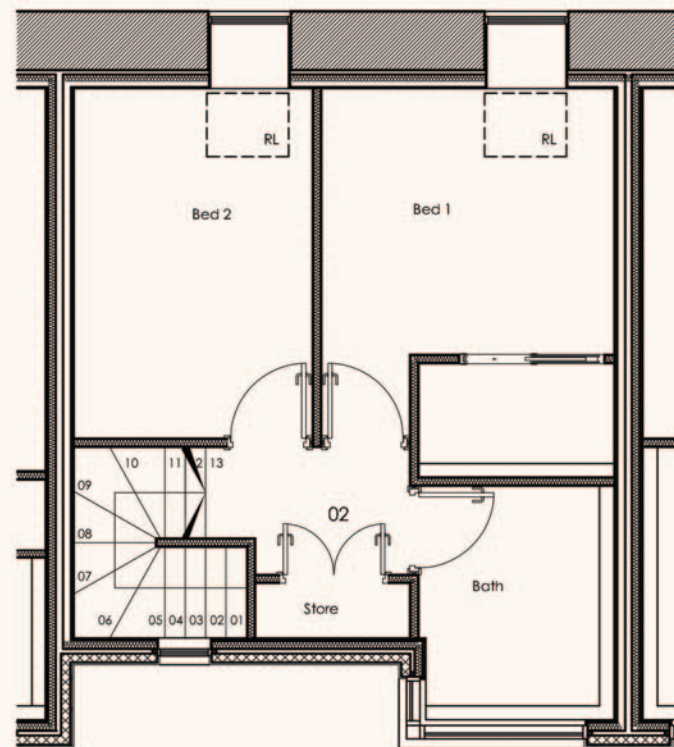
APARTMENT 02

This is a contemporary two-bedroom apartment with a ground floor / dining living room and kitchen. A staircase off the hallway leads to the two bedrooms, bathroom and a store room. Like all units, this apartment includes space in the secure underground car park.

Total floor area: 788 square feet / 73.2 m²



GROUND FLOOR

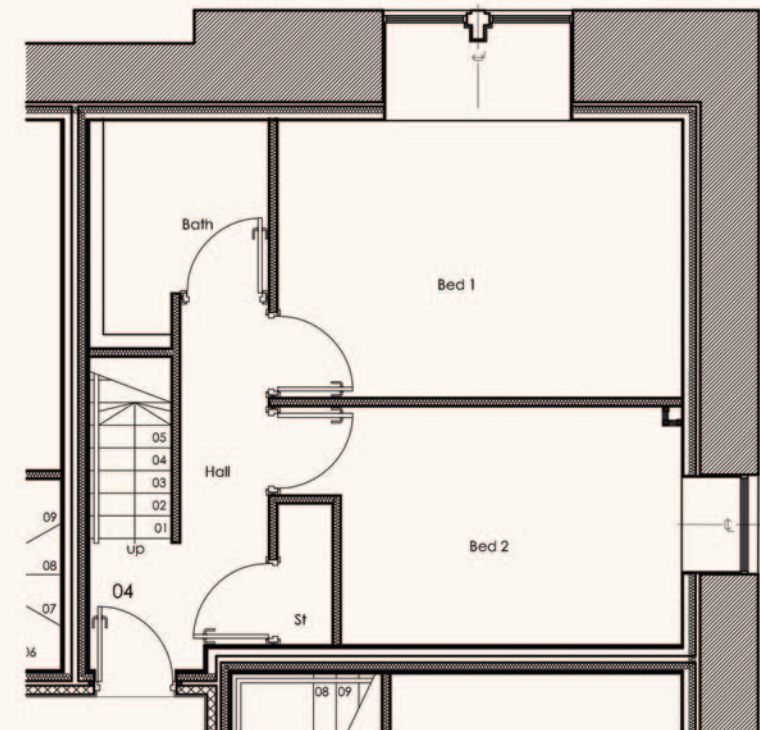


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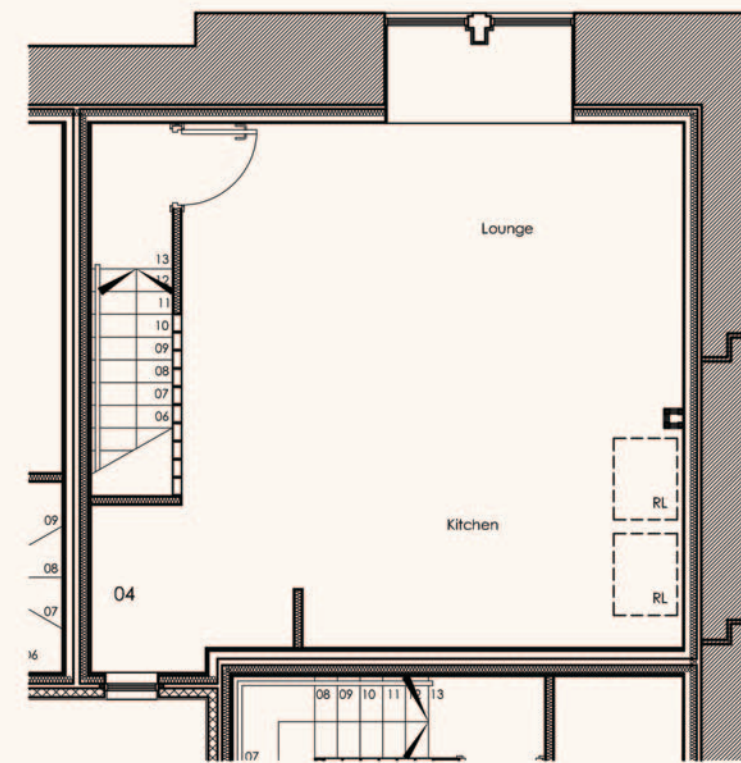
APARTMENT 04

This premium corner apartment features two bedrooms, a bathroom and store room on the ground floor. A staircase off the hallway leads up to a stunning open plan kitchen, living / dining room.

Total floor area: 820 square feet / 76.2 m²



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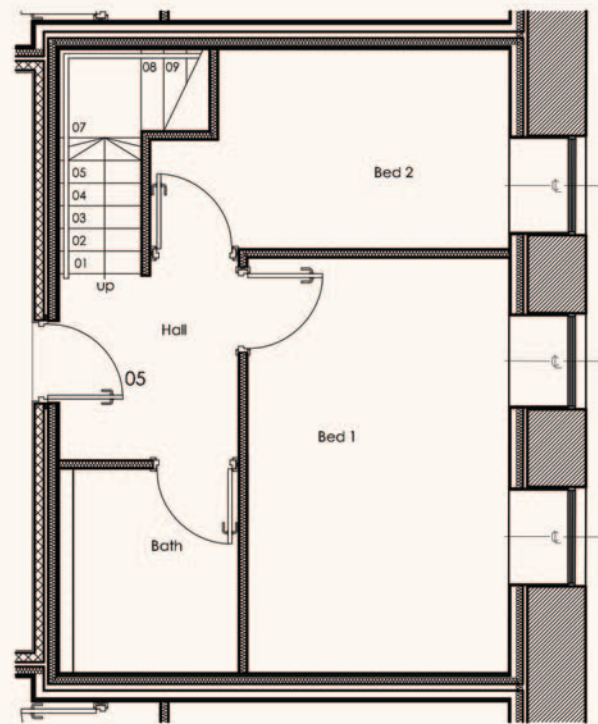


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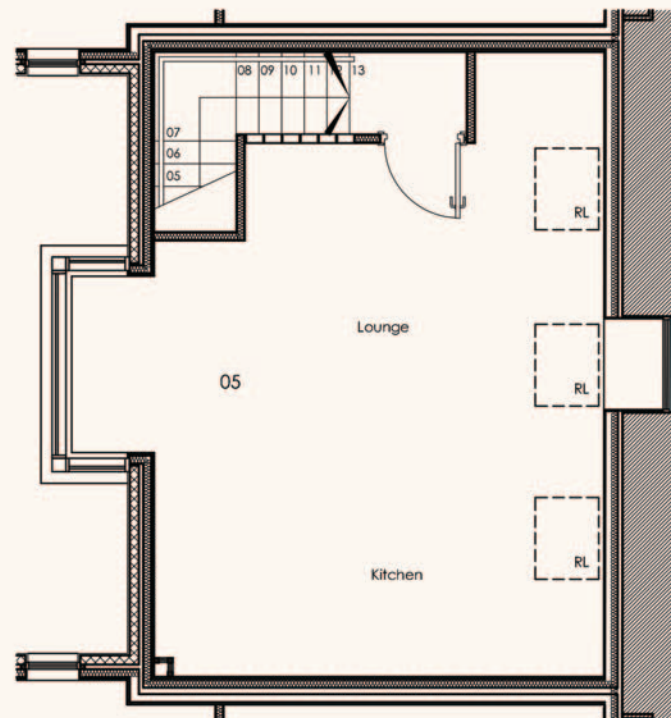
APARTMENT 05

This contemporary apartment boasts two bedrooms and a bathroom on the ground floor. A staircase then leads up to an attractive open plan kitchen, living / dining room.

Total floor area: 754 square feet / 70 m²



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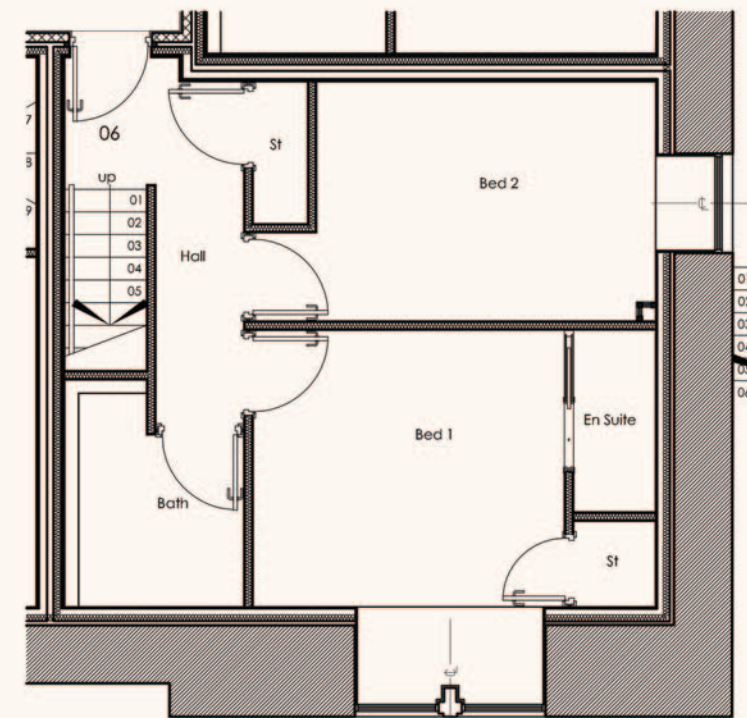


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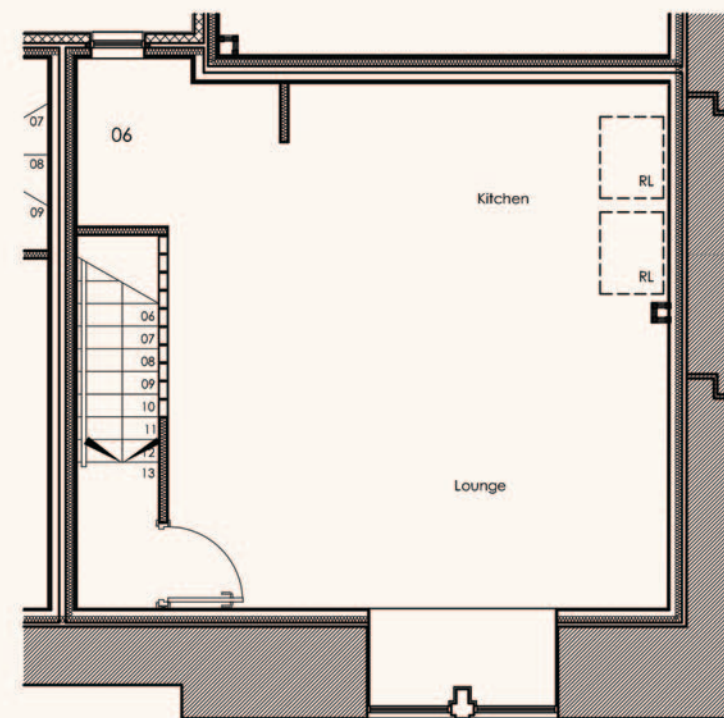
APARTMENT 06

Modern, open and well equipped, this stylish corner apartment features two bedrooms, a house bathroom, an en-suite and store room on the ground floor. On the first floor is an attractive open plan kitchen, living / dining room.

Total floor area: 812 square feet / 75.4 m²



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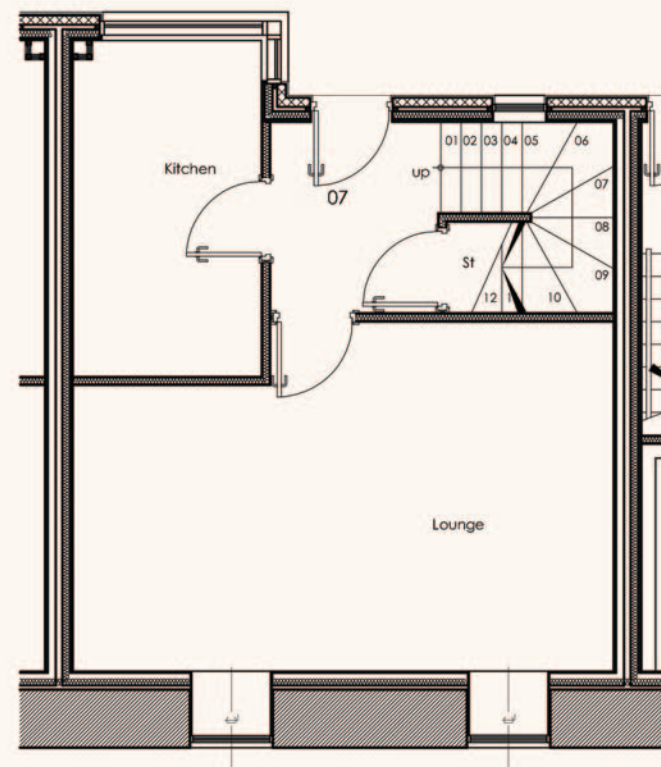


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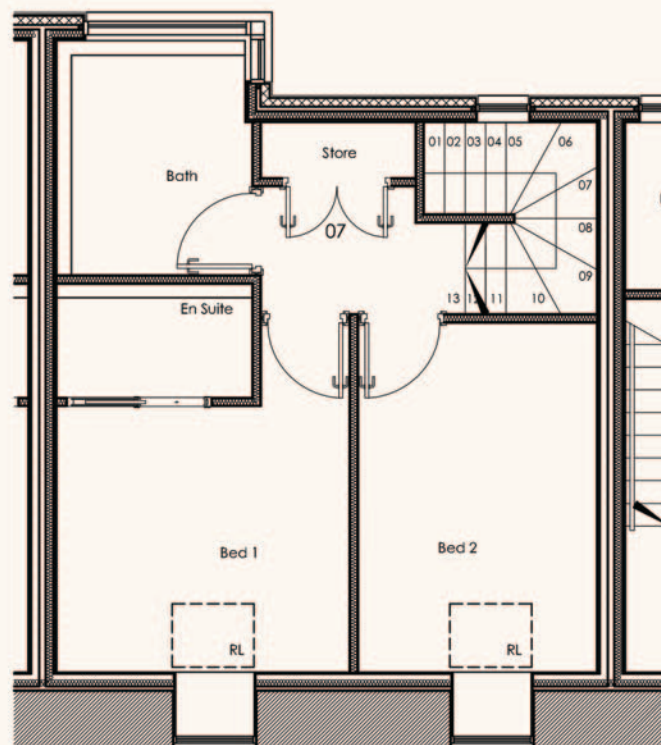
APARTMENT 07

The ground floor of this contemporary apartment comprises a dining / living room and kitchen. A staircase off the hallway leads upstairs to the two bedrooms, a house bathroom, en-suite bathroom and a store room.

Total floor area: 812 square feet / 75.4 m²



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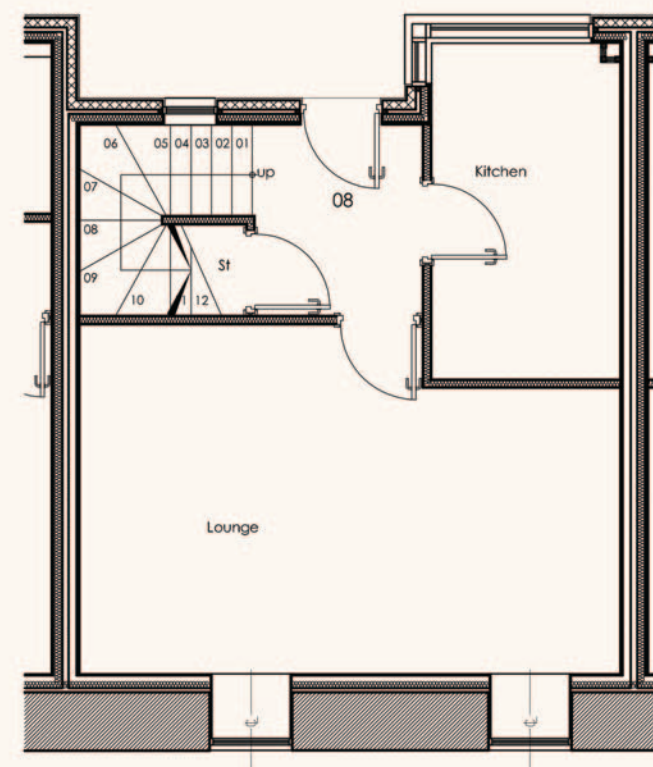


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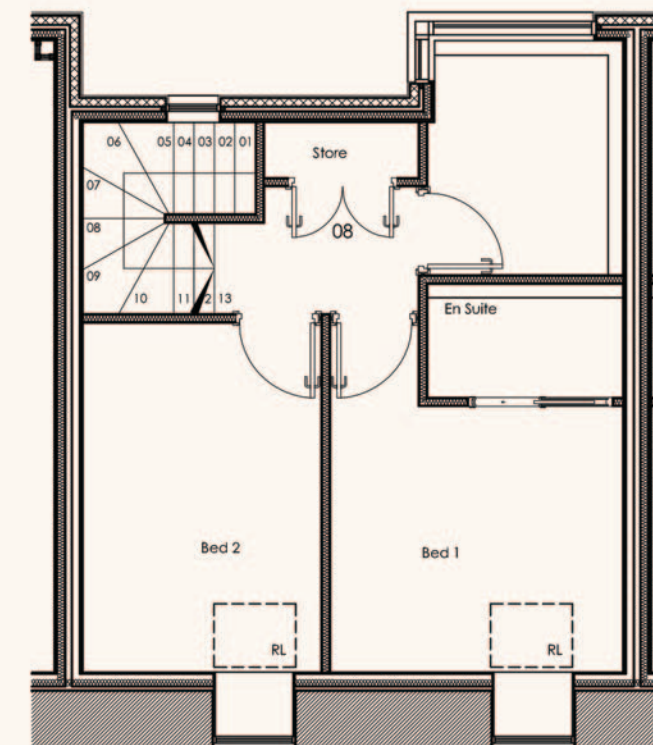
APARTMENT 08

This elegant two-bedroom apartment features a ground floor / dining living room and kitchen. A hallway staircase leads upstairs to the two bedrooms, house bathroom, en-suite bathroom and a store room.

Total floor area: 812 square feet / 75.4 m²



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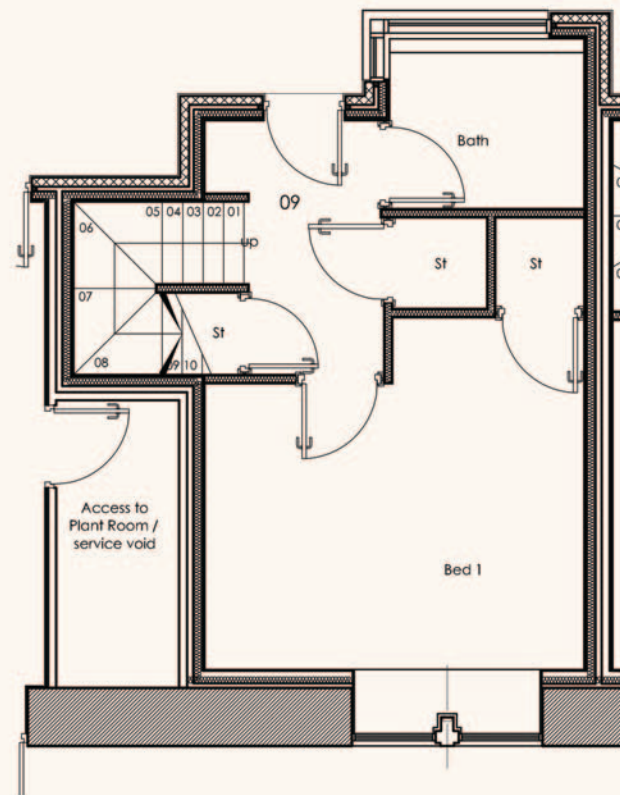


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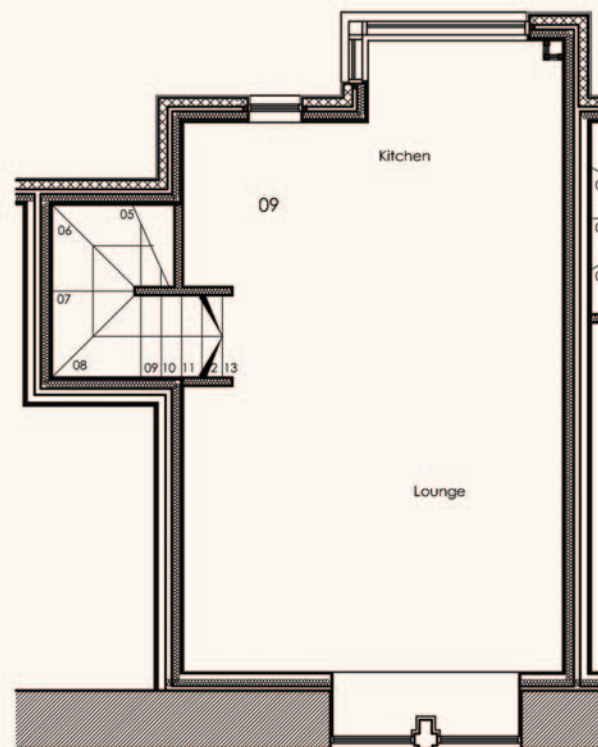
APARTMENT 09

The ground floor of this attractive apartment features a bedroom, bathroom and store room. On the upper level is an open plan living room / dining room / kitchen.

Total floor area: 646 square feet / 60.0 m²



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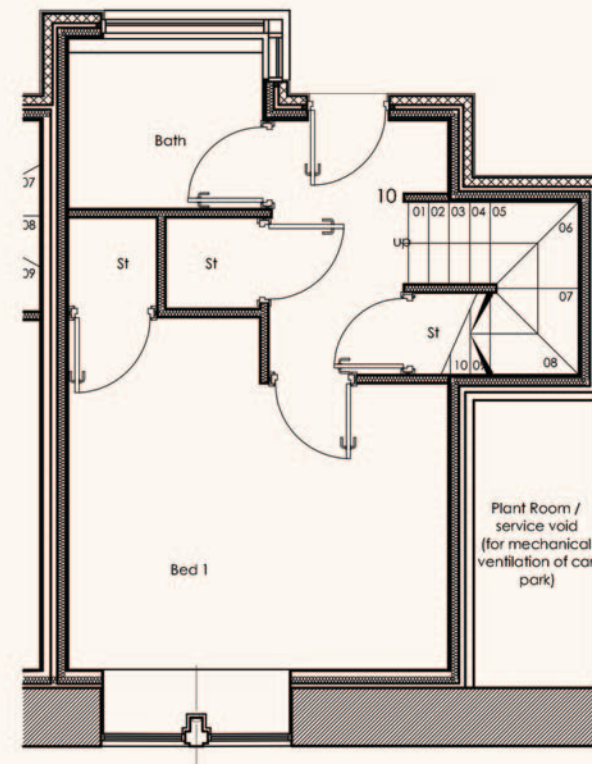


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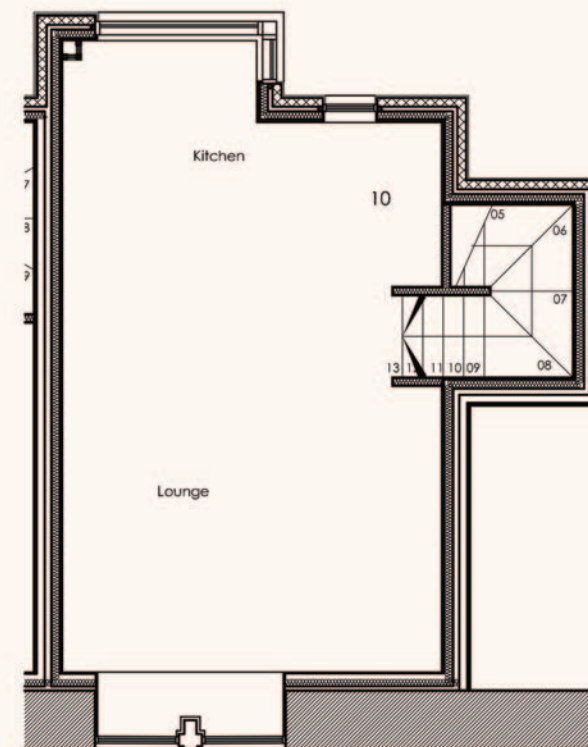
APARTMENT 10

In addition to a bedroom, the ground floor of this contemporary apartment also features a well-equipped bathroom and store room. A staircase off the hallway leads up to the open plan living room / dining room / kitchen.

Total floor area: 646 square feet / 60.0 m²



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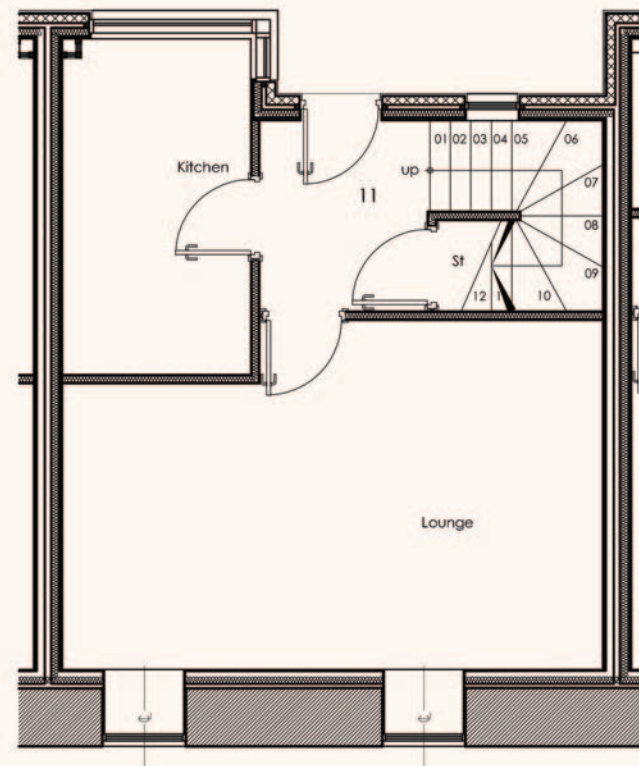


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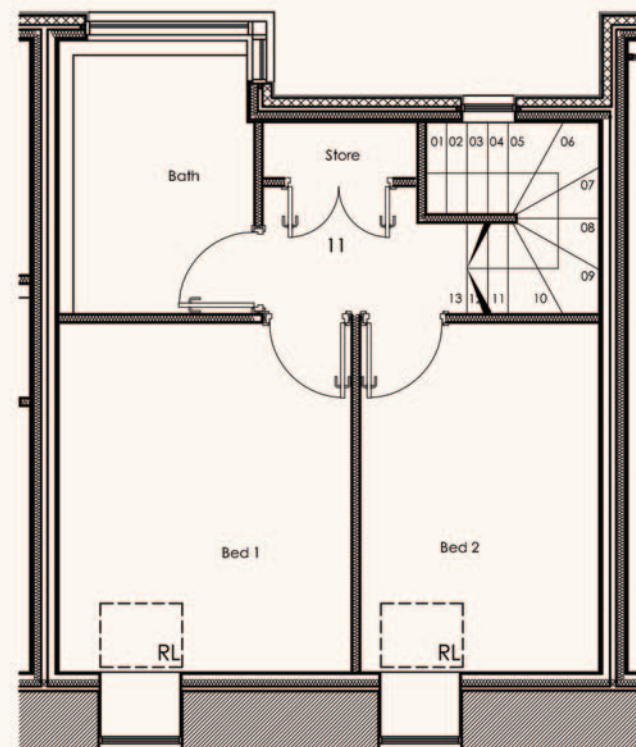
APARTMENT 11

This stylish two-bedroom apartment features a dining / living room and kitchen on the ground floor. Upstairs, there are two bedrooms, a bathroom and a store room.

Total floor area: 813 square feet / 75.5 m²



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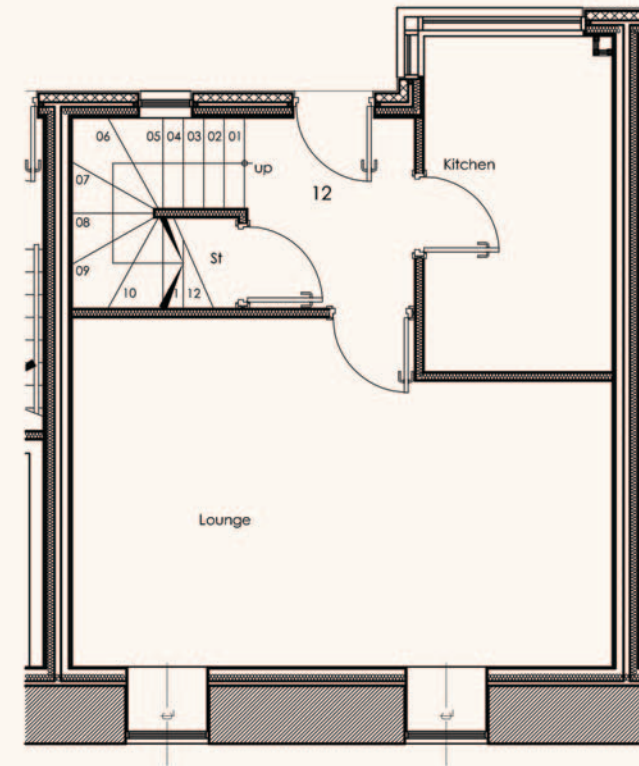


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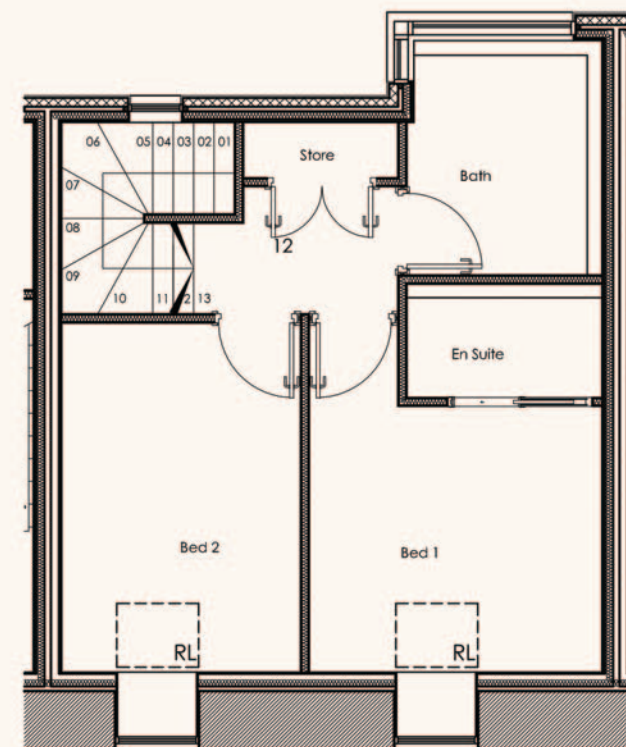
APARTMENT 12

In this modern two-bedroom apartment, both bedrooms are set upstairs, together with a house bathroom, en-suite and a store room. On the ground floor is a dining / living room and kitchen.

Total floor area: 813 square feet / 75.5 m²



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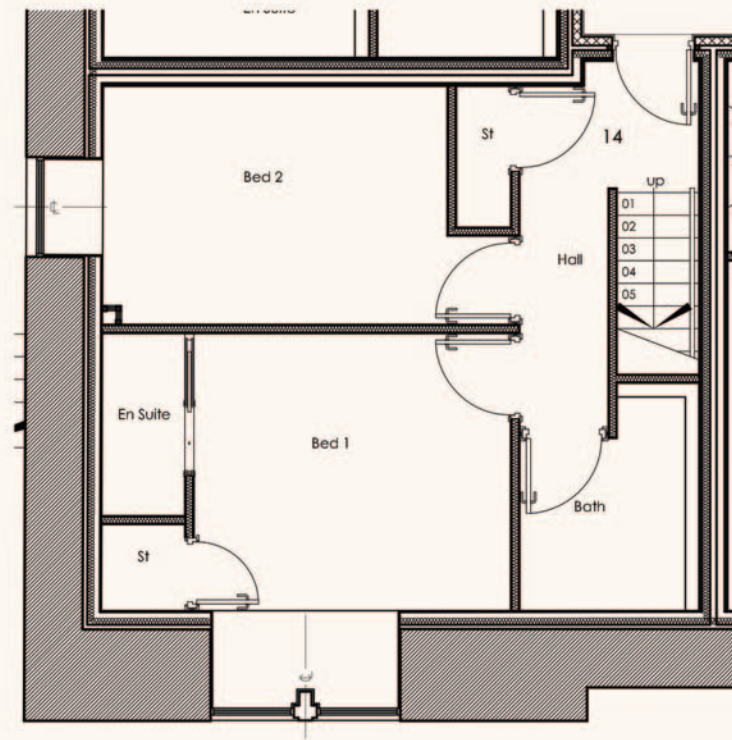


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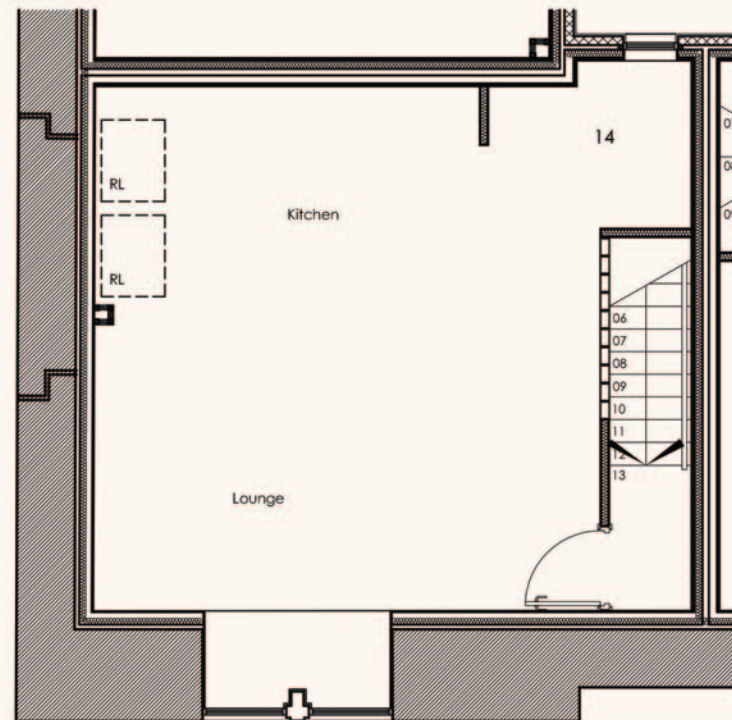
APARTMENT 14

Featuring two bedrooms, a house bathroom, en-suite bathroom and store room on the ground floor, this modern corner apartment places the main living area upstairs. A staircase off the hall way leads to a modern, open plan kitchen, living / dining room.

Total floor area: 820 square feet / 76.2 m²



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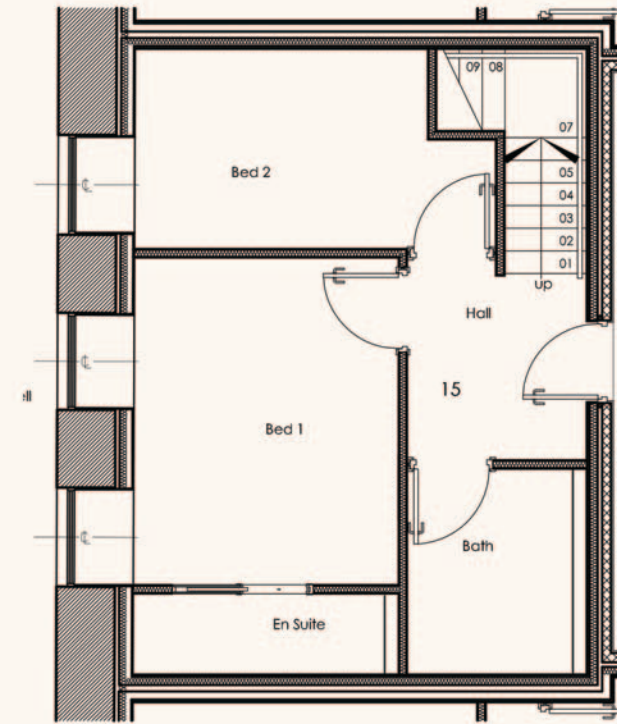


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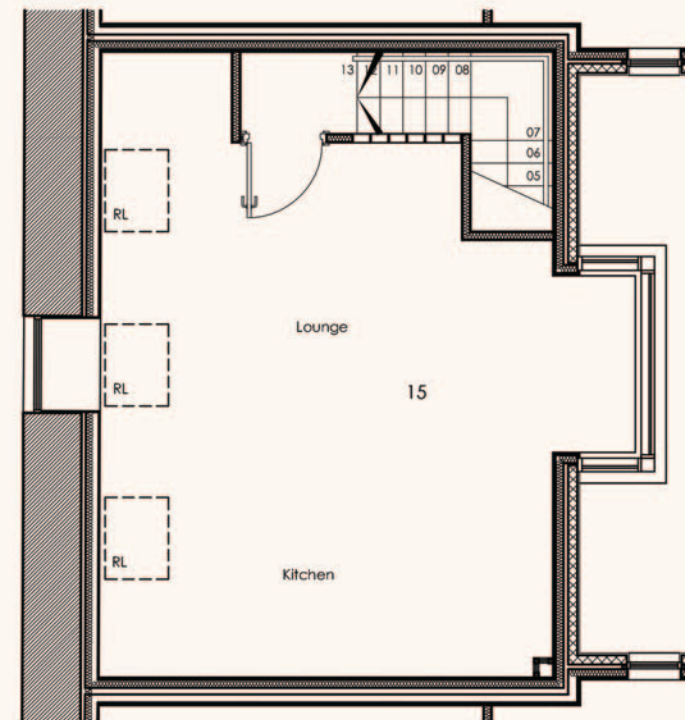
APARTMENT 15

This premium, two-bedroom apartment combines a spacious layout with modern design aesthetics. In addition to its two bedrooms, it features a bathroom and en-suite bath on the ground floor. A hallway and staircase lead upstairs to a delightful open plan kitchen, living / dining room.

Total floor area: 754 square feet / 70 m²



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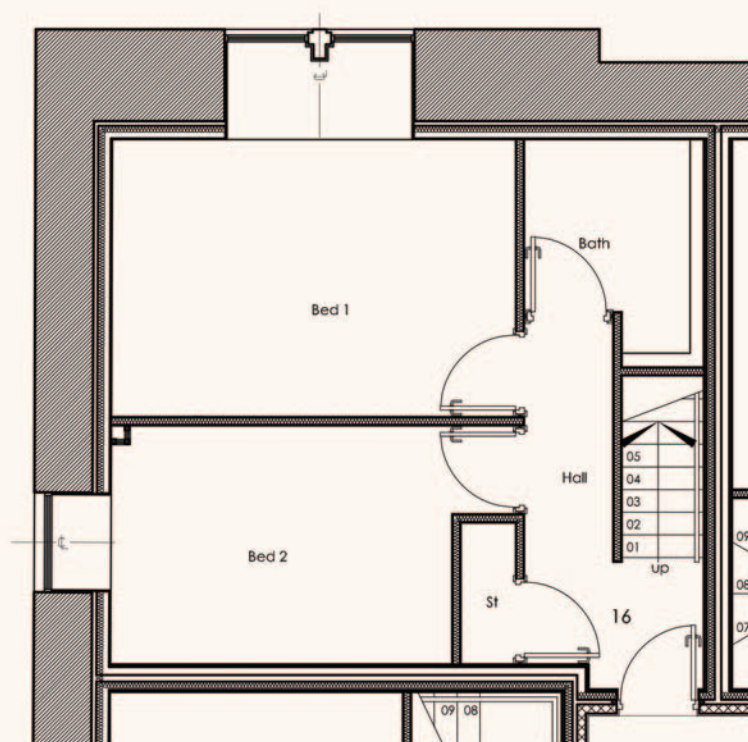


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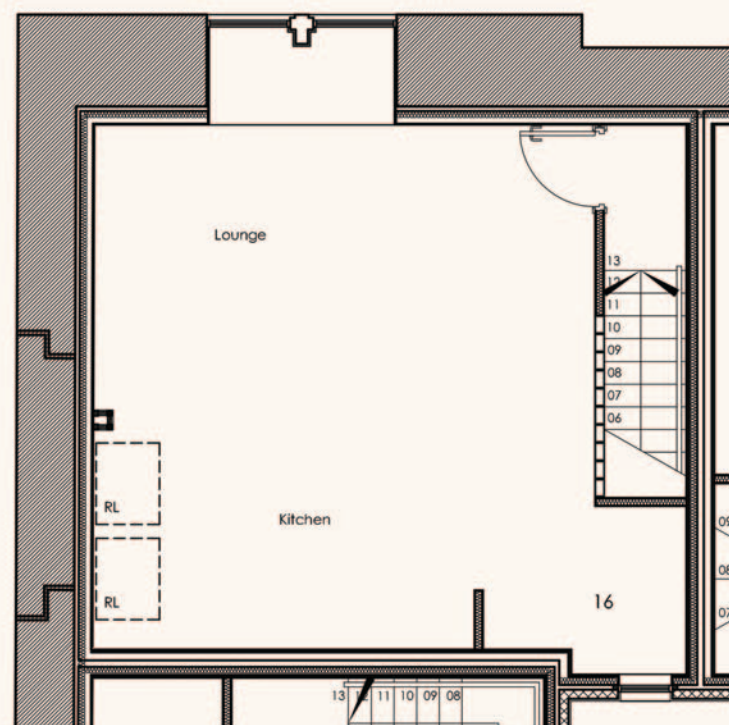
APARTMENT 16

One of the largest of the development's apartments, this premium property comprises two bedrooms, a house bathroom, and a store room on the ground floor, together with an open plan kitchen, living / dining room upstairs. Like all other units at Reservoir Court, this impressive corner apartment comes complete with secure underground parking.

Total floor area: 820 square feet / 76.2 m²



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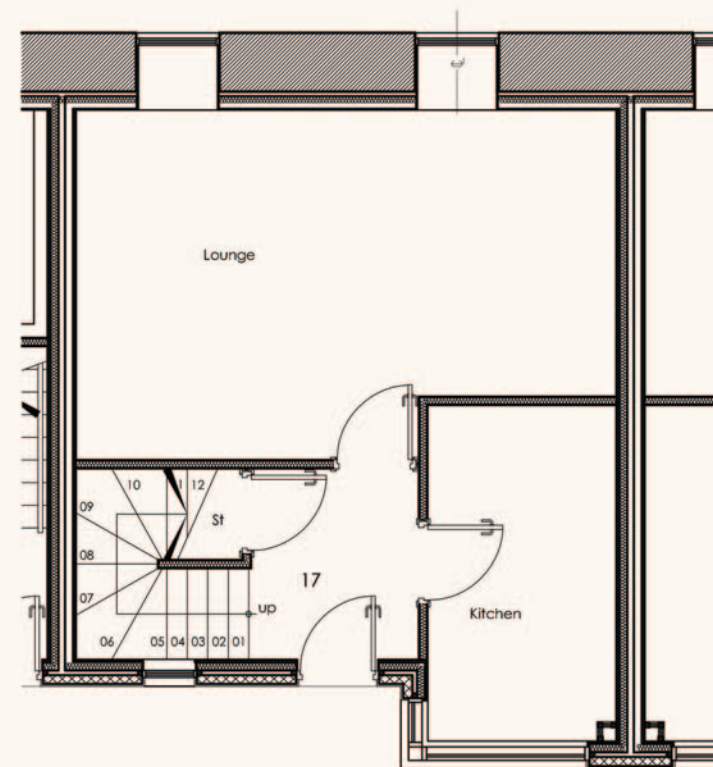


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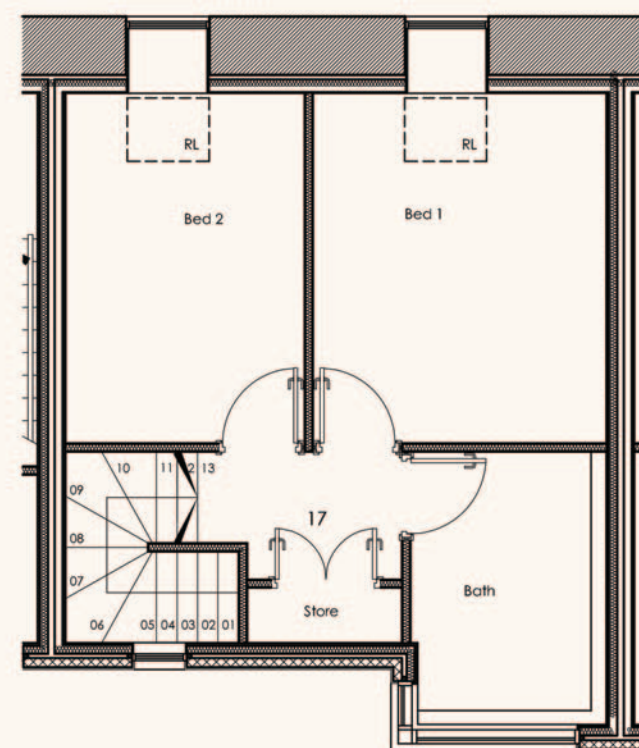
APARTMENT 17

This modern, two-bedroom apartment features a ground floor / dining living room and kitchen. A staircase off the hallway leads up to the two bedrooms, bathroom and a store room.

Total floor area: 813 square feet / 75.5 m²



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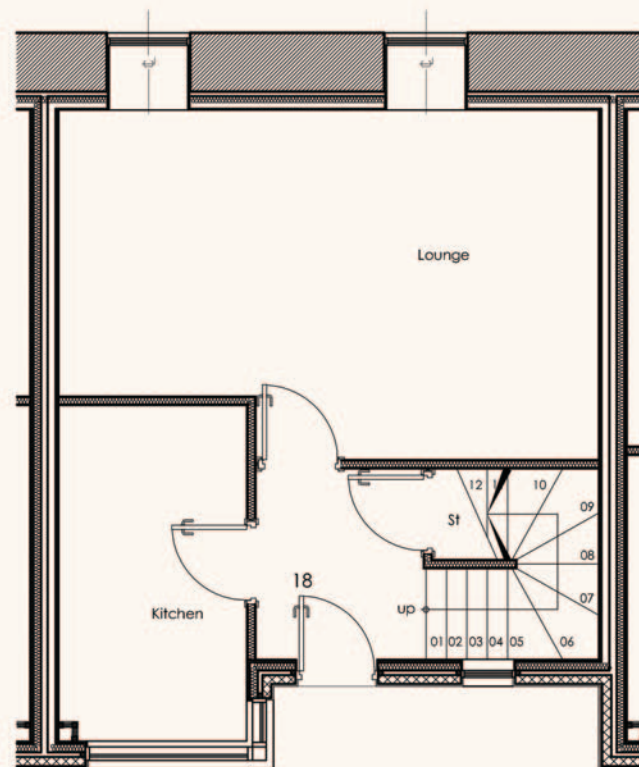


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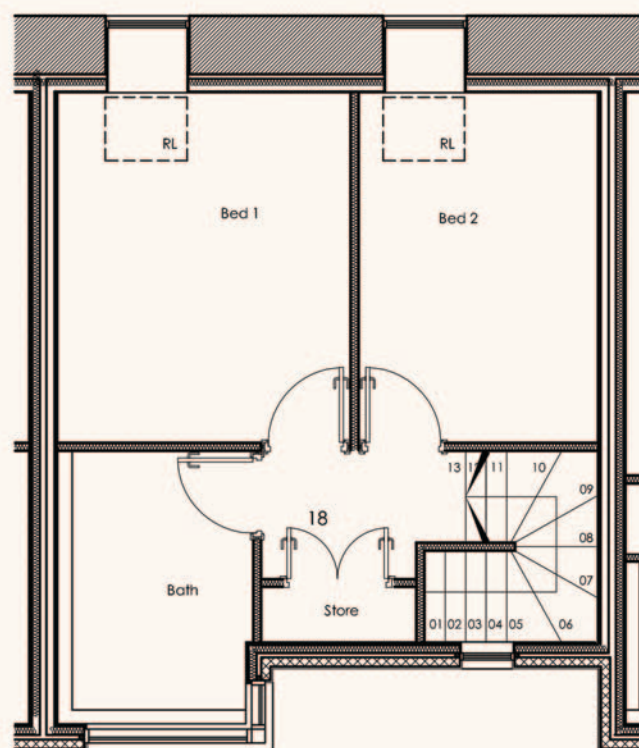
APARTMENT 18

The ground floor of this contemporary two-bedroom apartment features a lounge/ dining area with a separate kitchen, and stairs leading up the upper storey. The first floor comprises two bedrooms, a bathroom and a large storage cupboard on the landing.

Total floor area: 813 square feet / 75.5 m²



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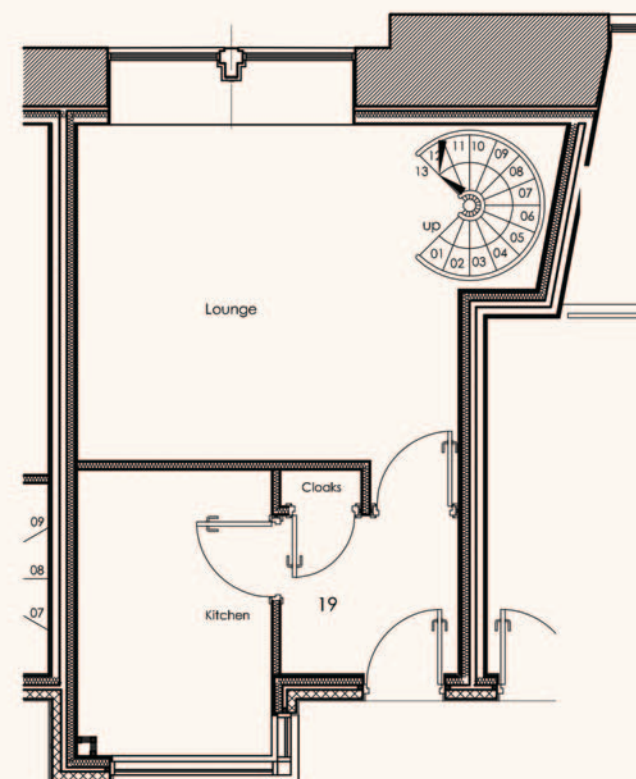


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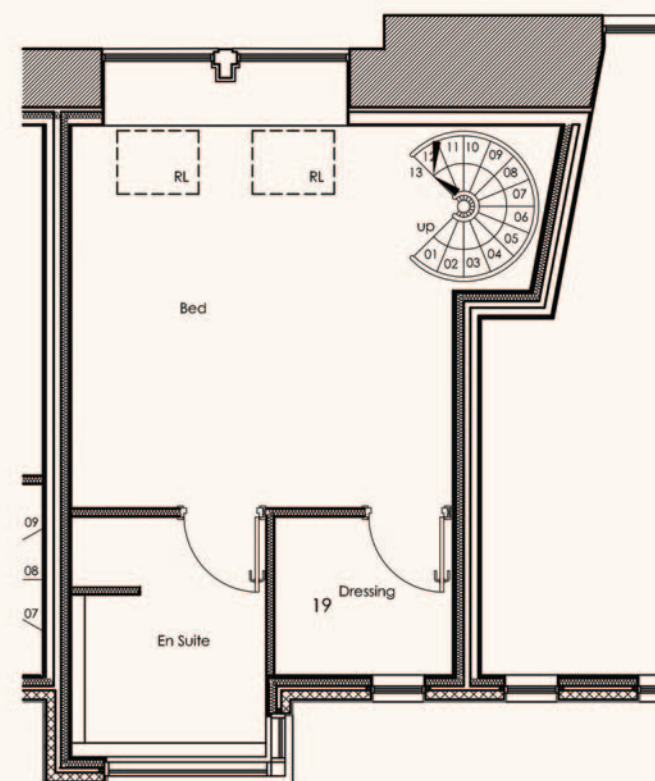
APARTMENT 19

This elegant one-bedroom apartment features a kitchen and a separate lounge on the ground floor, a hallway cupboard and an attractive spiral staircase leading to the upper level. The first floor comprises a large bedroom, an ensuite bathroom and a separate dressing room.

Total floor area: 629 square feet / 58.4 m²



GROUND FLOOR



FIRST FLOOR



GENERAL SPECIFICATIONS

DÉCOR

Double glazing throughout

Wooden doors

Walls smoothly plastered and painted in a natural shade

Ceilings smoothly plastered in a natural shade

ELECTRICAL AND ENERGY

All apartments come with new EPC certificates, rated C and above

FLOOR COVERINGS

New carpets, with quality tiled and laminate floors

KITCHENS

High-quality kitchen with base units and eye-level cupboards

Quality laminate work surface

Fan-assisted single oven

Refrigerator and freezer

Washing machine

BATHROOMS

Fully or part-tiled walls and floors

Floor-standing WC with push-button flush

Free-standing sink

Either enclosed shower with glass door or bath with overhead shower, depending on layout



RESERVOIR
COURT

INVESTMENT DETAILS

Prices start at £200,000 but vary according to the size and specification of the individual apartments. A share of the freehold is also available.

In order to offer investors complete security and peace of mind, all deposits are lodged and retained in escrow by solicitors. No funds are released to developer before completion.

Investors will be required to make a £5,000 payment to secure their chosen property. This fee will be held by the developer's solicitors and will form part of the purchase price.

The investor package includes a 10% discount, subject to certain eligibility criteria.



SUMMARY

Situated at the southwestern extremity of Calverley, Reservoir Court is a genuinely unique development with real character and a powerful appeal.

The property stands on sloping ground at the end of an imposing driveway. Open fields rise behind it while its elevated position ensures that it commands excellent views over the village. Residents will be able to look far to the north and east, in the direction of Fountains Abbey and the extensive nature reserve of Nidderdale National Landscape.

For tenants, it promises an exclusive address, stylish living and an excellent base from which to commute to some of the fastest-growing economies in Britain.

For investors, its appeal is equally strong. It is set in a region where tenant demand far exceeds supply, especially when it comes to smaller, modern units. Purpose designed to meet the still-growing housing needs of discerning professionals, the development promises robust and reliable demand, rewarding rental incomes and very impressive yields.



KEY POINTS

- An existing property
- Minimal risk of non-completion
- Newly refurbished to a high standard
- No risk of incurring additional costs for repair and maintenance
- Designed to appeal to a professional market
- An exclusive location, ideal for commuting workers
- Set in a region seeing unusually high economic growth
- Excellent prospects for strong demand and increasing value
- £5,000 reservation fee
- Payments fully protected
- Discounts available for investors

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